

REAL ESTATE IN HELENA.

Interests in Public Improvements and City Property Greatly on the Increase.

A Large Number of Sales and Many More to be Consummated.

Business Transacted and Views of Different Firms in regard to the Situation—Improvements.

The past week has been rather slow in real estate transactions, owing to the cold weather that prevailed from Monday till Thursday, but the interest is unabated, and dealers are more certain of good times now than ever before. Every mail brings hundreds of letters of inquiry for various kinds of property and the assurance that millions of dollars will be invested in Montana the coming season. Many good sales have been made of property in the city and surrounding country and others of infinitely greater magnitude are now in a fair way to be perfected. The sale of the Elkton mining property is the first big gun of the season in the mining line, but there is every indication that transactions in real estate in this city will give the mining sales a close call for importance, let them be as large as they will. With the closing of a deal now in hand Helena will have invested in real estate within the last thirty days the sum of \$200,000 by one outside city alone—Denver, not to speak of hundreds of smaller investors. This transaction for the week, which is really two days, as nothing was done except on Friday and Saturday, amounted to considerable over \$100,000. To use the words of one of our most popular and energetic firms, the ball has just commenced to roll, and like a snow ball, rolled over the ground, will increase in volume as the season advances till the transactions in real estate will make the conservative citizens of the capital stand aghast with astonishment. The coming season will be the greatest Helena has ever had, even in the palmy days of old, say the men who are in a position to know what they are talking about, and they are not enthusiasts by any means.

The city needs improvements of various kinds. The paving of Main street and the removal of the telegraph, telephone and electric wires from that thoroughfare is the first thing to be considered. And the prevailing sentiment is in favor of granite. It can be secured at nominal cost within a few miles of the city limits, and will last a great deal longer than anything else. Cedar has been talked of, but it won't do. The cedar of the west is too soft, and that grown on the Atlantic coast has been tried in Chicago, and given over for granite after repeated trials. The improvements made at the city expense could by all means be substantiated and enduring, and wherever it is possible to use native material it should be done.

The prospects of a chamber of commerce building within the near future is no longer a speculative project. All energetic and progressive citizens in the city who have been asked to lend a hand have willingly responded, and thirty-five names are now on the roll, which means \$18,000. The balance will be subscribed within the next few weeks, making \$20,000 in all. The government intention to cost something in the neighborhood of \$200,000 is to be built as soon as the appropriation is secured. Col. Broadwater announces positively and without reservation that the electric railway line will be in operation at all. These improvements, with the new buildings under way, and for which plans are being drawn, and others of infinitely greater importance, concerning which it is not deemed advisable to speak in detail at present, will fill Helena with a life and spirit never known before.

The firm feels much encouraged by the business of the past month and particularly by the developments of the past week. The movement in small speculations has been limited, but the number and character of inquiries from the east are very significant. All we need is public spirit at home and an organized effort put forth in the direction of internal improvement to make Helena superior in every respect. We have a world-wide reputation for wealth and strangers come here naturally look for improvements commensurate with our wealth. In the past they have been disappointed and we cannot afford to further disappoint them. If only our citizens will give their hearty support to the honest and judiciously advocated by the progressive leaders, Helena will soon be known as the Athens of the west, a city of prominence, culture and comfort, as well as of wealth.

WITHERS, WAPLES & CO.
This firm reports the following sales: Twenty lots in Hotel Park addition, twenty acres adjoining Seymour Park, and several lots in the Northern Pacific addition. The season is opening up nicely and the next six weeks will see things lively. The cold snap was detrimental to the time, but the activity is on the increase and many inquiries are being made. Many residences are now going up on the west side and the firm is informed that ninety-five new buildings, to cost not less than \$25,000 each, are contracted for in Bradford, Bellevue, Ames and Syndicate additions.

MATHESON & CO.
The week is reported by the above firm as comparatively quiet, but that the winter of our discontent is likely to burst into a glorious summer. All indications point to a lively spring business. A steady inquiry for residences is being received. Matheson & Co. have removed their office to elegant and comfortable quarters in the second story of the Motor block, on Price street, adjoining the Power building.

JNO. S. M. NEILL.
Real estate is all right, said Mr. Neill, but what we want are public improvements, of a good substantial character that will last for years. So that people coming here will be impressed with the permanency and stability of our institutions. Before anything is done in the way of paving Main street the telegraph poles should be removed. If this is not done the curbing will have to be cut or the poles set in the sidewalk. And every lot, whether improved or not, should be connected with the sewer and water pipes, so that the streets when once paved will not be continually torn up. Another thing that will prove of great benefit is the grading of Montana avenue its entire length. If properly improved it will make one of the finest drives in the world, and will be to Helena what Euclid avenue is to Cleveland; Pennsylvania avenue to Washington city, or Summit avenue to St. Paul. It can be done for \$5,000 or \$8,000. The stop-over privilege has been asked for and President Oakes of the Northern Pacific, written to on the subject. His reply is anxiously looked for and a favorable answer expected. Mr. Neill is receiving many letters of inquiry concerning acre property adjacent to the city.

WITHERS & WHEELER.
The demand for houses to rent is on the increase and there are many inquiries from the east in regard to acre property. The firm disposed of a few lots in the Northern Pacific, Flour Garden and Hotel Park additions. A good many efforts to trade improved for unimproved property are being made.

PORTER, MUTH & CO.
Sales for the week, \$3,000 worth of property in Seymour Park and Hotel Park additions, \$5,000 worth in Syndicate and Brooke additions. Negotiating for a big tract which is likely to be closed in a short time. It was rather too cool for purchasers this week. Mr. Porter is still in Denver and has made some big sales.

B. W. S. FOLEY & CO.
The firm has made a number of sales dur-

ing the week and are expecting a big transaction to be consummated before long. The correspondence from the east is on the increase and a big influx of capital is bound to come in within the next two months.

E. S. FRENCH.
Mr. French is one of the most active men in the real estate business and his transactions are in proportion to his enterprise and ability.

W. K. CUMMINS.
Mr. Cummins is receiving many letters from the east in regard to both real estate and mining property, and is transacting a fair share of business in both lines. In regard to public improvements he says it begins to look as though something would be done, and thinks it will pay best in the end to pave the streets with granite; none being would be better than wood. Mr. Cummins is devoting a good deal of attention to mining business and anticipates great activity in that line. He is also the publisher of the Western Progress, the first number of which is soon to be issued, and will contain a large amount of information concerning the city and the state at large.

WALLACE & THORNBERG.
It is learned from good authority that Wallace & Thornberg have sold the Klein-Schmidt ranch, situated three miles north of the city and consisting of 180 acres, to Denver parties, for the sum of \$25,000. The Ashley & Harrow property on Main street on which a three-story building is to be erected, total price for building and lot, \$25,000; lot opposite Merchants hotel on Broadway, on which a \$10,000 business block is to be immediately erected. The energy and activity of the firm is most commendable.

A good sale is reported by the Montana national bank to St. Louis parties, consisting of 600 acres of land, known as the Potts ranch, west of town.

The first national bank also sold to William & Thompson, house and lot, corner Sixth and Broadway streets; consideration, \$12,000.

TRANSFERS FOR A WEEK.
Robert A. Day to W. F. Capenhaver, part of lots 9, 10, block 11, Flower Garden addition, \$10,000.
Alfred S. Hoy to George A. White, placer claims, \$10,000.
Joseph Virgil to C. Cummins, French Chief placer claims, \$10,000.
J. D. Thomas to T. G. Quinn, in all 274 acres. Also all water rights of said land, \$10,000.
L. G. Quinn, trustee, to L. G. Quinn, trustee, the above described property, \$10,000.
L. G. Quinn, trustee, to New York and New Orleans, the above described property, \$10,000.
Alpha & Omega Milling and Mining company to Jesse H. Ballard, trustee, Alpha and Omega mills, the above described property, \$10,000.
Massena Island, trustee, et al. to John R. Sanford, the above described property, \$10,000.
C. W. Cannon et al. to E. A. Parsons, lot 3, block 43, Grand avenue addition, \$10,000.
E. A. Parsons, trustee, to E. A. Parsons, lot 3, block 43, Grand avenue addition, \$10,000.
J. S. M. Neill et al. to T. G. Quinn and C. H. Hays, lot 15, block 15, Valley View addition, \$10,000.
John Rogers et al. to D. A. Beron, lot 1, block 15, Valley View addition, \$10,000.
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MONTANA COAL LANDS.

The State Contains All the Coals Necessary for a Great Manufacturing Country.

All the Geological Conditions to Produce Anthracite Within Our Borders.

Sections in Which Coal is Abundant and the Different Kinds—Inexhaustible Beds of Mineral Fuel.

Although Montana has a mild climate due to the chinook winds from the Japan current of the Pacific, the Labrador winds sometime come down from Winnipeg and Manitoba bearing the warmer side of a blizzard, which has swept over our enterprising neighbors in Minnesota and the Dakotas. In fact, we sometime feel the breath of the polar bear and need the warmth of good fires.

From the early sixties down to the late eighties our homes, and engines and furnaces were warmed and heated with pine and fir wood of our mountains; but when the railroad came and when our furnaces needed fuel beyond the capacity of our forests, and our cities needed gas, we went to Connellsville for coke and to Pittsburgh for coal. But Anconada found a nearer supply of fuel in the coal of Rock Springs, in Wyoming. Later still it has been shown that Montana vast areas of coal of all the varieties necessary for our varied mining and manufacturing industries. Colorado and Hill are furnishing good coke; Sand Coulee and Red Lodge are furnishing coals to take the place of Rock Springs coal; Cascade, Tinseltine, Hill, Sand Coulee and Belt can furnish coke just as good as that at Connellsville, and Red Lodge, Bear Creek and Sand Coulee can furnish just as good a dry coal as Rock Springs, Wyoming. In fact it has been clearly proved that we have all the coals necessary for a great railroad, machinery and manufacturing country, save anthracite; and we believe we will find anthracite as we have all the geological conditions necessary to produce that natural and condensed coke, as it has been produced in the mountains north of us and in the same range south of us; and since we have the same coal beds, which were broken and uplifted and heated and converted to coke by the same forces which produced the anthracite in British Columbia north of us, and in Colorado and New Mexico south of us, and in the same mountains which traverse our state and intersect our portion of the same great coal field. As we have the same coal beds uplifted by the same range of mountains, why not the same anthracite?

THE VARIETIES OF MINERAL COAL. Most obvious and most in use in mining and commercial circles are bituminous, anthracite, lignite and mineral charcoal.

Bituminous coal is made of vegetable products so changed into carbon and so charged with bitumen that heat drives off the volatile matter, leaving a hard, black, bituminous coal. This is called coke. Bituminous coals are used in the manufacture of illuminating gas. The Pittsburgh coal is most used for this purpose. Timberline and Red Lodge coals are bituminous. Some bituminous coals melt and run together and coke. This is called caking coal. It forms the best coke. The Cascade and Hill coals are of this variety. Other bituminous coals do not melt and run together and coke. These are called dry coals, or non-caking coals. The Rock Creek coals are of this variety.

Anthracite is a natural coal made from bituminous coal by the heat of the earth driving off the bituminous matter. The coke thus made is consolidated while hot by the pressure of the superincumbent rocks. The anthracites of Pennsylvania were made from bituminous coals by the heat when the Alleghenies were formed. Prior to the formation of these mountains the present anthracite beds were bituminous coal lying in a horizontal position, as the bituminous coals of the Appalachians, and the fields in Pennsylvania, Kentucky and Ohio now. But when the mountains were formed the rock strata which contain the coal beds, were lifted and tilted into their positions they now have in the mountains; and the heat which metamorphosed the containing rocks, cooked the coal and changed it to anthracite. By the same process the anthracite coals of British Columbia and New Mexico and Colorado were made from the bituminous coals of those regions, which have the same character of fields in Pennsylvania, Kentucky and Ohio now.

Lignite is a variety of mineral coal which is formed from wood or other vegetable matter not perfectly converted to coal. It shows the grain of the wood or plants from which it was formed and has a brown color. Hence it is called lignite or wood coal, and brown coal. It sometimes burns freely with a bright flame; but sometime has but little heat and gas. It often contains many impurities, such as sulphur of iron and gypsum and soil, and burns with sulphurous odors and forms a large amount of dark colored ashes. Lignite when exposed to moisture and air, is very liable to spontaneous combustion, and therefore it is necessary in transporting and storing it, as many disastrous fires have been caused by its spontaneous combustion. There are many beds of lignite in the Bad Lands and some of the coals at Bull Mountain are described as lignite.

The terra lignite has been wrongly used to denote an infusion and impure coal, whether it be bituminous or lignite. Lignite is generally an inferior coal; but all inferior coals are not lignites. True lignite has the structure of wood and of other vegetable matter, contains more hydrogen and oxygen than bituminous coals and usually has a brown color as distinguished from other coals.

Bituminous coals are sometimes impure and worthless for domestic use, but these impurities do not make them lignite. Mineral charcoal is a coal which is as completely carbonized as bituminous coal, but has less bitumen and shows the cellular and fibrous structure of the plants from which it was formed as plainly as charcoal does. It looks like charcoal and burns freely, but does not melt and cake like caking coal. It is usually found in thin layers, interstratified with bituminous coals, as in the coals of Sand Coulee and Belt. If not only will not melt and cake and choke the furnace as caking coals do, but it most effectively prevents the caking coals with which it is interstratified from caking and choking the fire or furnace. Hence mineral charcoal is deemed a most valuable ingredient in the manufacture of coke. Indiana, Ohio and Missouri, since it is these coals for use in furnaces without caking. It will do the vast coal deposits of Sand Coulee, Belt and Bear Creek the same important service and enable us to use these coals in hot blast furnaces without caking them.

Such are the principal varieties of coals found in the world. All of them are found in Montana in vast quantities, and in nearly all parts of the state, save anthracite. Anthracite we ought to have as we have all the materials and all the conditions of its formation. This most valuable variety of coal will doubtless be discovered in our mountains, and will fill up the list of our inexhaustible supplies of all varieties of mineral coal.

While we have vast prairies to feed immense flocks and herds, we also have inexhaustible beds of mineral fuel suitable to supply the wants of vast industrial, mining, manufacturing and transporting populations. When Montana shall make known to the enterprising populations of the country in some authoritative form our vast and varied industrial resources, we shall find our mountain and prairie state filling up with capital and brains and trained muscles more rapidly than any other portion of the known world.

Overst migrations of Huns and Vandals over southern Europe to appropriate to their own use what the brains and hands of others had made for man's comfort and

happiness; but Montana will see a larger migration of men whose money and brains and hands have been trained to develop and use what nature has prepared with so liberal a hand for man's comfort and happiness in our glorious mountains and vast plains.

G. C. SWALLOW.

You need no spectacles to see that our shoes are good and the cheapest in the city. New England Shoe Co.

SEE HERE!

A Handsome House ON BROADWAY, 7 Rooms and Bath.

A NEW HOUSE, 8 Rooms and Bath.

1/2 Block from Mad. Ave.

These are Perfect Modern dwellings and can be bought VERY CHEAP.

E. S. French & Co.,

SOLE AGENTS,

Pittsburg Block, Helena, Mont.

De LACY, LOEB & CO.

Real Estate,

Mortgage Loan

—AND—

Insurance Agents.

Rooms 20 and 21 GOLD BLOCK.

TELEPHONE 263.

Bargains in All the Additions.

Cheap Adjacent Acre Property.

Largest Property List to Select From.

Represent Best Insurance Companies.

Losses Promptly and Satisfactorily Adjusted.

\$100,000 TO LOAN.

Farm and Ranch Loans a Specialty.

Correspondence Solicited.

SUMMONS IN THE DISTRICT COURT OF the First Judicial District of the state of Montana, in and for the county of Lewis and Clarke, DOLLIE GRANT, plaintiff, vs. WILLARD J. GRANT, defendant.

The state of Montana sends greeting to the above named defendant.

You are hereby required to appear in an action brought against you by the above named plaintiff in the District Court of the First Judicial District of the state of Montana, in and for the county of Lewis and Clarke, and to answer the complaint filed therein, within ten days (exclusive of the day of service) after the service on you of this summons, if served within this county; or, if served out of this county, but in this district, within twenty days; otherwise within forty days, or judgment by default will be taken against you, according to the prayer of said complaint. The said action is brought to obtain a decree dissolving the bonds of matrimony heretofore and now existing between plaintiff and defendant, and giving to plaintiff the care, custody and education of Grace M. Grant, daughter of said parties, and for all further and proper relief, and you are hereby notified that if you fail to appear and answer the said complaint, as above required, the said plaintiff will apply to the court for the relief in plaintiff's complaint demanded, given under my hand and seal of the District Court of the First Judicial District of the state of Montana, in and for the county of Lewis and Clarke, this 27th day of February, A. D. 1900.

JOHN REAS, Clerk.
J. R. T. JIMSON, Deputy Clerk.

MONEY TO LOAN!

In sums to suit on from Six Months to Five Years Time on Real Estate Security.

Money on hand. No Delay. Cash paid for Real Estate Mortgages by

W. H. CLARK & SON, Gen. Agents.

—OR—

Northwestern Guaranty Loan Company

—OR—

MINNEAPOLIS, MINN.,

Board of Trade Room, Pittsburg Block, Helen

Montana National Bank

—OR—

HELENA, MONTANA.

United States Depository.

CAPITAL (PAID IN) - \$500,000

SURPLUS - \$100,000